

WICHITA HISTORIC PRESERVATION BOARD MINUTES
13 JUNE 2005
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3 P.M.

The regular meeting of the Historic Preservation Board was held Monday, June 13, 2005 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N Main, Wichita Kansas.

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

Members Present: George Platt
 Randal Steiner
 Clair Willenberg
 Roberta Johnson
 Kim Edgington in at 3:35 p.m.
 Paul Cavanaugh

Members Absent: Mim Hiesterman

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation, MAPD
 Valerie Robinson, Recording Secretary
 Mike Gable, OCI

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Staff requested HPC2005-00116 be added to the agenda.

Motion #1: Motion made by Cavanaugh, 2nd by Johnson to add HPC2005-00116 to the agenda as Item 7.. Motion carried unanimously (5-0).

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential \$85,701.14
Revolving Loan Fund – Non-Residential \$0
Deferred Loan Fund – Residential \$80,896.54

ITEM NO. 4 CORRESPONDENCE

Staff provided copy of letter to Wichita Bar Association from Busey and Tolle regarding the Fidelity Title Building

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 9 MAY 2005 MEETING

Motion #2: Motion made by Cavanaugh, 2nd by Willenberg to approve the minutes as presented. Motion carried unanimously (5-0).

ITEM NO. 6 OLD BUSINESS

1. **MAJOR:** (HPC2005-00066) Topeka/Emporia Historic District
 APPLICANT: Don & Heather Friend/ Randal Steiner Architects
 FOR: 1324 N. Topeka

Applicant proposes to build two-story attached garage. Steiner recused himself from the proceedings as he is the architect for the project.

Staff presented the site plan and elevations requested at the May 9, 2005 board meeting. Staff recommended denying the application because it is located in a historic district whose character is single-family housing with detached garages.

Motion #3: Motion made by Cavanaugh, 2nd by Platt to approve the attached garage design with the stipulation that the attached garage is allowed because the house is a non-contributing structure in the Topeka/Emporia Historic District and the fenestration pattern to be altered to allow the oculus windows only in the gable ends. All other windows are to be rectangular one-over-one sash windows. Motion carried (4-0-1) with Steiner abstaining.

2. **MAJOR:** (HPC2005-00003) Environs, Warehouse and Jobbers Historic District
 APPLICANT: Mark Walker for Fox Collision/ Places Architects
 FOR: 921 E. Douglas

Applicant proposes alter design approved by HPB on January 21, 2005. New design to remove two overhead doors and side door widening and replace with three false overhead doors. Cavanaugh recused himself as he is architect for the project.

The design review committee reviewed the proposed change to the elevation that was approved by HPB on January 21, 2005.

Edgington in at 3:35 p.m.

Motion #4: Motion made by Steiner, 2nd by Johnson to allow the false overhead doors with the condition that the three doors be evenly spaced and remove the man door. Motion carried (5-0-1) with Cavanaugh abstaining.

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2005-00086) Park Place/Fairview Historic District
 APPLICANT: Gottschalk Roofing
 FOR: 1817 N Wellington

Applicant proposes to remove tile, install new felt and replace original tile. Tax Credit project.

2. **MINOR:** (HPC2005-00087) Environs, Stackman Court Apartment
 APPLICANT: Allpro Construction
 FOR: 854 N Faulkner

Applicant proposes to repair/replace wood tongue-n-grove flooring with same and remove wrought iron porch supports and replace with 6" X 6" wood posts and wood balustrade made of 2" X 6" and 2" X 4" wood.

3. **MINOR:** (HPC2005-00089) Environs, McCormick School
 APPLICANT: Lester Hecox
 FOR: 959 S. Dodge

Applicant proposes to pour concrete pad for existing garage structure.

4. **MINOR:** (HPC2005-00090) Environs, Davis Hall
 APPLICANT: Mahaney Roofing
 FOR: 2100 W University

Applicant proposes to re-roof Casado Campus Center.

5. **MINOR:** (HPC2005-00091) Environs, East Douglas Ave. Historic District
 APPLICANT: Mahaney Roofing
 FOR: 215-19 N St. Francis

Applicant proposes to remove existing roof material and replace with built-up asphalt roof.

6. **MINOR:** (HPC2005-00092) Environs, Old Sedgwick County Courthouse, U.S. Federal Bldg.
 APPLICANT: Schaefer Johnson Cox Frey & Associates
 FOR: 455 N Main

Applicant proposes to expand atrium between the garage and City Hall building on the north and south side with aluminum glass curtain walls.

7. **MINOR:** (HPC2005-00093) Environs, 800 West Douglas Block
 APPLICANT: Shawn's Sign Service
 FOR: 907 W Douglas

Applicant proposes to make copy change on existing sign.

8. **MINOR:** (HPC2005-00095) Allen House
 APPLICANT: Allpro Construction
 FOR: 248 N Quentin

Applicant proposes to replace existing wood shingle siding in gables with new cedar wood shingle siding.

9. **MINOR:** (HPC2005-00096) Environs, Topeka/Emporia Historic District
 APPLICANT: Mid-America Exteriors
 FOR: 1249 N St. Francis

Applicant proposes to tear off deteriorated vinyl siding and replace with 4.5" profile vinyl siding.

10. **MINOR:** (HPC2005-00098) Warehouse and Jobbers Historic District
 APPLICANT: Dave Burk
 FOR: 242 N Mosley

Applicant proposes install new aluminum sign with neon letters.

11. **MINOR:** (HPC2005-00100) Environs, Navarre – Nokomis Apartments
 APPLICANT: George Lay Signs
 FOR: 405 E. Central

Applicant proposes to install new wall sign, non-lighted , single-faced aluminum

12. **MINOR:** (HPC2005-00101) Environs, Campbell Castle
 APPLICANT: Paul Lynch
 FOR: 1043 N Faulkner

Applicant proposes to demolish existing garage structure.

13. **MINOR:** (HPC2005-00102) Environs, Wholesale Grocery and East Douglas Historic District
 APPLICANT: Kelsey Miller
 FOR: 202 S. St. Francis

Applicant proposes to install installation over existing roof and re-cover with 1 ply TPO.

14. **MINOR:** (HPC2005-00103) Environs, Lassen Hotel
 APPLICANT: Wray Roofing
 FOR: 105 N. Main

Applicant proposes to tear off built-up room and replace with modified built-up roof.

15. **MINOR:** (HPC2005-00106) Enoch Dodge House
 APPLICANT: Sam Nance
 FOR: 1406 W. 2nd

Applicant proposes to repair/replace limestone foundation and tuck point.

16. **MINOR:** (HPC2005-00107) Environs, US Federal Building
 APPLICANT: Lewis Street Glass
 FOR: 358 N Main

Applicant proposes to remove mirrored glass windows and replace with bronze tinted glass and bronze anodized aluminum window frame.

17. **MINOR:** (HPC2005-00109) Environs, Allen House
 APPLICANT: Kelsey Miller
 FOR: 227 N Quentin

Applicant proposes to tear off old roof and deck. Replace deck and re-roof with composition shingles.

18. **MINOR:** (HPC2005-00111) Environs, Park Place/Fairview Historic District and Steinbuchel House
 APPLICANT: Greg Newby
 FOR: 1827 N Fairview

Applicant proposes to extend width of bedrooms by 2 feet on north end of house. Siding to match existing vinyl siding.

19. **MINOR:** (HPC2005-00112) Environs, University (Davis) Hall
 APPLICANT: Herzberg Roofing
 FOR: 644 N. Hiram

Applicant proposes to tear off old roof and deck. Replace deck and re-roof with Heritage 30 composition shingles.

Minor Certificates of Appropriateness were reviewed and approved by staff and/or the Design Review Committee. They require a motion to receive and file.

Motion #5: Motion by Cavanaugh, 2nd by Edgington to receive and file Minor Certificate of Appropriateness Items 1 through 19 under Item #7 as presented. Motion carried unanimously (6-0).

20. **MAJOR:** (HPC2005-00110) Topeka/Emporia Historic District
 APPLICANT: Andrea and Jaime Bybee/James Vander contractor
 FOR: 1156 N. Topeka

Applicant proposes to build one-story, three-car garage, siding to match profile on main structure.

Motion #6: Motion was made by Edgington, 2nd by Steiner to approve the construction of the garage with the stipulation that the ridge height is not to exceed 21 feet and there be no dormers on the garage roof. Motion carried unanimously (6-0).

21. **MAJOR:** (HPC2005-00113) Harding House
 APPLICANT: Valerie and Roger Slaughter
 FOR: 1231 N Waco

Applicant proposes to repair front porch and 2nd story balcony porch with new wood material. Possible revolving loan project.

Motion #7: Motion was made by Edgington, 2nd by Steiner to approve the application with the stipulation that the original wood posts be retained and the bases be replaced with new wood, the porch flooring is to remain in the same configuration. Motion carried unanimously (6-0).

22. **MAJOR:** (HPC2005-00116) East Douglas Ave Historic District
 APPLICANT: Mike Wilkerson, Milestone Construction for owner
 FOR: 530 E. Douglas

Applicant proposes to remove wood banding, apply EIFS to cover existing plaster, configure new poly-foam repair front porch and 2nd story balcony porch with new wood material.

Motion #8: Motion was made by Steiner, 2nd by Willenberg to recess HPB meeting and reconvene Tuesday, June 14, 4 p.m. at 530 E. Douglas to evaluate the project.

George Platt called the meeting back in session at 4:10 p.m., Tuesday, June 14, 2005. Platt, Cavanaugh, Steiner,

Willenberg, Johnson, Edgington, Morgan and Mike Wilkerson were present. The board inspected the building and discussed possible alternatives.

Motion #9: Motion was made by Steiner, 2nd by Willenberg to approve the project with the following conditions: Remove deteriorated four wood bands, patch holes in plaster and apply new skim coat, install foam molded cornice dimensions not to exceed the dimensions of the cornice on the 520 E. Douglas building, cornice above storefront not to exceed 18 inches in height, remove T-111 board band and on balcony replace with smooth surface, paint 2 X 12" trim, and repair brick veneer and repaint. Motion carried unanimously (6-0).

ITEM NO. 8 MISCELLANEOUS MATTERS

1. Site plan for College Hill Elementary school
2. Review of summer meeting schedule

ITEM NO. 9 ADJOURNMENT

Motion #10: Motion made by Johnson, 2nd by Edgington to adjourn. Motion carried unanimously (6-0). Meeting adjourned June 14, 2005, 4:40 p.m.